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A Master Plan Program of Requirements for the Francis Jefferson Coates Country Campus of the Missouri School for the Blind.

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Facility requirements are presented for the indoor and outdoor living and learning facilities and areas of the proposed Francis Jefferson Coates Country Campus of the Missouri School for the Blind in St. Louis. The requirements were developed in view of the major goals and purposes of the institution--to provide exposure to a variety of learning and recreational experiences, which are not generally available within the confines of the city school, and thus broaden the awareness of students about nature and outdoor activities in their preparation for life. Diagrammatic representations of proposed facilities and area relations are included. (FS)

EDO 32739

A MASTER PLAN PROGRAM OF REQUIREMENTS

for

THE FRANCIS JEFFERSON COATES COUNTRY CAMPUS OF THE MISSOURI SCHOOL FOR THE BLIND

FOR THE DEPARTMENT OF EDUCATION
STATE OF MISSOURI

HUBERT H. WHEELER, Commissioner
Department of Education

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U.S. DEPARTMENT OF HEALTH, EDUCATION & WELFARE
OFFICE OF EDUCATION

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CHAPTER 1

CONCEPT OF THE COUNTRY CAMPUS

With a land area of over 100 acres, the Jefferson Coates Country Campus is conceived as a year-around camp to supplement the program conducted in the city facilities of the Missouri School for the Blind in St. Louis. The campus will provide exposure to a variety of learning and recreational experiences which are not generally available within the confines of the city school. Most of these experiences will take place out-of-doors and are intended to broaden the awareness of students about nature and outdoor activities as one phase in their preparation for life after they leave the school. Care is to be taken to insure that students do not become over-protected and can learn to cope with the various facets of their environment.

Paramount among the emphases of the country campus will be the development of senses other than sight, primarily feeling and hearing. Whereas in the city school students are accustomed to the feel of brick walls and concrete walks, it is desirable on the country campus to have different features, such as, wooden or log walls and gravel or tan bark walks.

Guiding Principles for the Country Campus

In preparing a program of requirements for school facilities, it is necessary to consider the philosophy and objectives of the institution so that facilities will enhance and contribute to, rather than inhibit and detract from, the major goals and purposes of that institution. The following principles are set forth as guides for planning and development of the country campus:

1. The program should provide a variety of activities and be adaptable to all students, regardless of degree of handicap. Activities leading to vocational and avocational preferences should be stressed.

2. The program should engender interest, fun and adventure.

3. The program should emphasize the development of character, personality and socialization.

4. Needs and abilities should be emphasized rather than disabilities.

5. Emphasis should be placed upon outdoor activities to supplement the program of the city school which is largely conducted indoors.

6. Rigid time schedules, particularly for the older children, should be avoided so that students can pursue their special interests in a relaxed and leisurely manner.

7. In team games and activities, emphasis should be placed upon fun, interest and teamwork, rather than individual or group competition.

Probable Activities on the Country Campus

Activities on the country campus will be educational and recreational in nature, emphasizing informality. With a balance between individual and group experiences, probable activities, categorized by degree of activity, include:

Active events. These are the activities which will generally be conducted outdoors and require large areas. Many of these, although not all, will be noisy in nature:

- Active group games, relay games, circle games, etc.
- Sports: badminton, baseball, croquet, lawn tennis, football, horseshoes, lawn bowling, miniature golf, softball, volleyball, skiing, swimming and diving, horseback riding
- Lake front activities: boating, swimming, wading, fishing, flycasting, ice skating, ice fishing, rope swinging

- Camping: overnights, cookouts, campfire activities
- Hiking: wading hikes, nature study hikes, berry picking, fruit picking, wild flower gathering, bait catching hikes, starlight hikes, rain hikes, trail finding
- Dramatics: plays, pageants, variety shows, carnivals
- Social events: folk and square dances

Quiet activities. These activities are quiet in nature and combine indoor and outdoor, individual and group experiences:

- Crafts: metal, leather, wood, wallpaper, beadwork, weaving, block printing, sewing, ceramics, soap carving
- Devotional services
- Entertainment: movies, slides, talks, stunt nights, story telling
- Free play periods, knot tying
- Table games: cards, checkers, chess, etc.
- Reading and letter writing
- Indian lore

Active and quiet activities. A number of activities cannot be classified as either active or quiet. These combine elements of both depending upon the specific nature of the activity at a particular time:

- Nature study: astronomy, bird study, zoology, botony, meteorology, marine life exploration
- Gardening: flowers, fruit orchard, vegetables, grains
- Music: group and individual singing, rhythm bands, making and playing simple instruments, listening to recordings, recording hill-billy bands, spontaneous music sessions
- Animal care: farm animals, pets, wild animals

- Photography

Special events. Although most of the activities contemplated for the country campus will be geared to small groups of students at one time, special events will periodically be carried on, such as:

- Adult conferences and workshops by the Missouri School for the Blind staff, visitors, and the adult blind
- Events for the entire student body and staff of the school, with duration of one day

CHAPTER II

COMPONENTS OF THE CAMPUS

It is the implication of the preceding section that the function of the campus is related entirely to the learning experiences of blind children. This is unlike the functions of a typical day school for sighted children which emphasizes principally that aspect of the development of the child concerned with the accumulation of specific knowledge or subject matter. The education of the blind child is to prepare him not only with suitable knowledge and skills derived from various subjects common to school learning, but to provide him with all of the experiences necessary to prepare him for living a life as much like that of the sighted child as possible. For this reason, the various components of the campus may be looked upon as those which provide learning through living, those which provide learning through various forms of recreation, and those which provide special learning experiences related to the accumulation of specific knowledge about the physical environment and man's cultural heritage.

Indoor Living and Learning

The living quarters on the campus must not be viewed simply as accommodations for sleeping and eating but as facilities which will provide a visual, auditory, atmospheric and social environment conducive to the fullest development of the blind child. The major living components are the Lodge and the Honor's Hall or Chapel. Initially the Lodge will consist primarily of a Main Hall which will serve primarily as a Dining Hall and as a meeting place until such time as the Honor's Hall

is made available. Related to the Lodge spacially, either part of it or closely associated to the Kitchen and Dining Area, will be sleeping accommodations for pupils and supervisory staff. In addition, living accommodations are to be provided in the form of a Guest House and a Tenant House.

Outdoor Living and Learning

Specifications for outdoor areas are designed to contribute particularly to the requirements of the blind child and offer him the experiences provided by a country environment and not available in the city. The emphasis is upon opportunities for development of experience through various senses with the stimuli of the natural physical environment - the sounds of the countryside, the feel of the natural trail, waterfall, the trees, the flowers, and the odors of a country environment. Outdoor facilities include the following: Picnic Area, Recreation Lawn and Playground, Council Circle, Amphitheatre, Lake, Trails, Orchard, Barn, Garden, Crops, and Pasture.

Services

An additional consideration essential to the provision of adequate living and learning experiences are the physical facilities and services necessary to operate the country campus. Thus, there is the component of facilities necessary for water supply, power supply, heating, sewage disposal, the parking of automobiles, the housing of maintenance equipment and other activities of maintenance.

Space Relations

The planned activities of the human beings on the campus are such that

there will be certain requirements of affinities of spaces on the campus. The approximate relationship of major components is shown on the accompanying diagram. Some of the considerations are:

1. The Picnic Area should not be too far from the Kitchen in which would be food storage and Kitchen equipment to be used in the Picnic Area. It should also be near Hiking Trails, a Circumferential Lane and the Recreation Lawn or Playground Area.

2. Toilet facilities and drinking fountains should be available in close proximity to the Picnic Area and the Playground Area.

3. The Council Circle should be separate from the Amphitheatre but near an area suitable as a Campout Area.

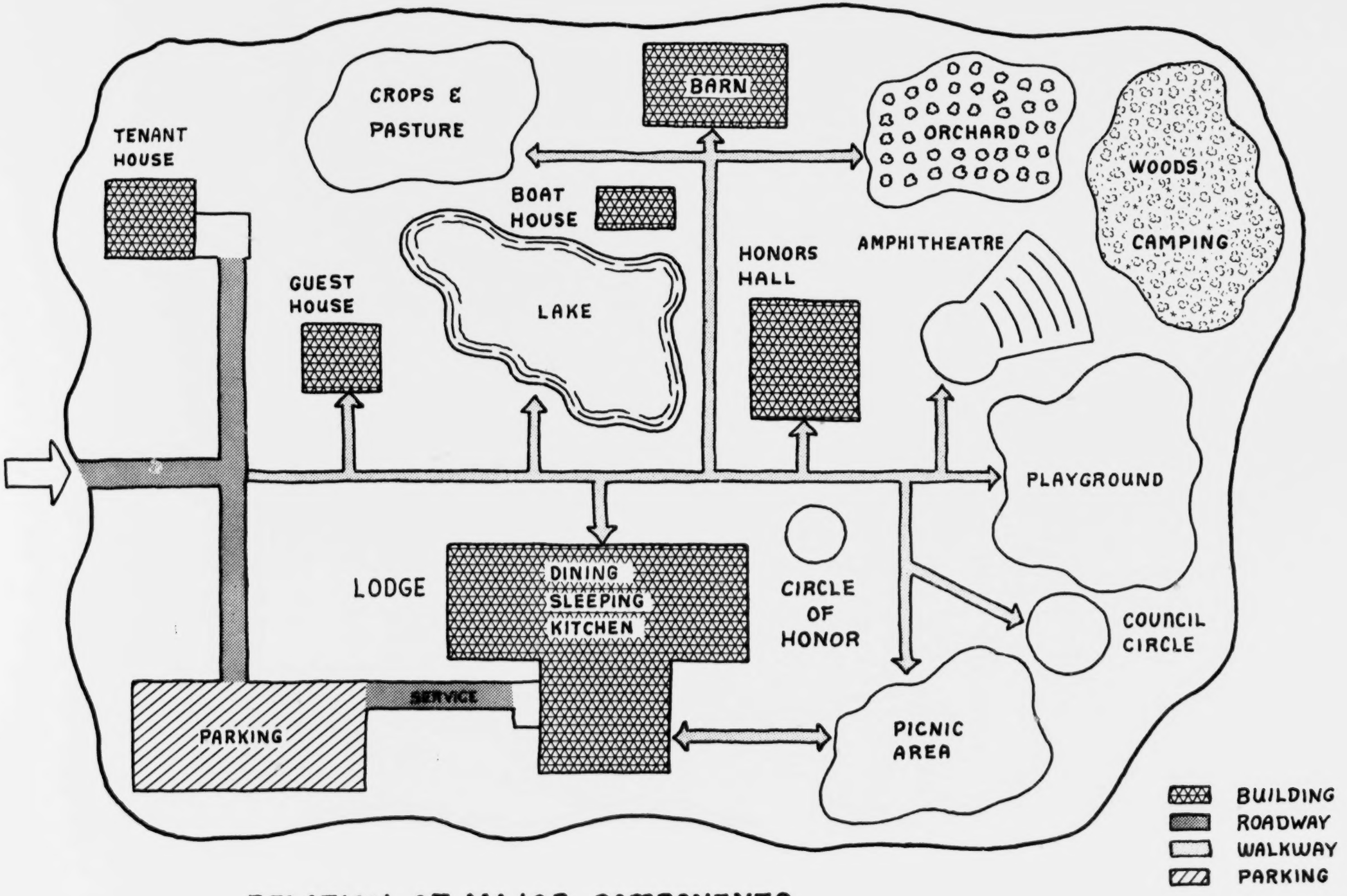
4. On the assumption that the Lake can be developed on the site near the Lodge and sleeping quarters for students, it would be possible for the shower and locker areas for students to be those in the Lodge with access to the out-of-doors at a convenient location from the Lake.

5. The Tenant House should be located near the entrance where it is possible to maintain control of access to the campus, but in a position not prominent to those coming into the facility.

6. The Garden should be located near the most frequently occupied spaces on the facility which means it would be near the Lodge and living quarters.

7. Provision should be made for parking near the entrance so as to keep vehicles off of the major area of the campus except as desired and as necessary for maintenance and service access.

The agricultural aspect of some spaces provide a type of outdoor environment different from the natural wilderness type of area expected for nature study, camping, etc. Therefore, it is presumed that the Crops and Pasture area will be near the Barn and possibly near the Orchard.



RELATION OF MAJOR COMPONENTS

Priorities for the Provision of Facilities

It is contemplated that development of the site and construction of buildings on the campus would follow an order of priority as follows:

Picnic Area
Site Grading and Lake Preparation
Water and Sanitary Facilities
Circle of Honor
Recreation, Lawn and Playground
Trails
Lodge
Council Circle
Amphitheater
Entrance Gate
Orchard
Tenants' House
Honor's Hall
Barn
Guest House
Garden
Crops
Pasture

CHAPTER III

ASSEMBLY AND FEEDING FACILITIES

The major components for indoor dining, indoor recreation, assembly and food preparation will be in the Lodge and in the Honor's Hall or Chapel. Major features of spaces in the Lodge and Chapel follow.

The Lodge in General

- Location on high ground near center of campus within walking distance of the Lake
- Should contain outdoor patio or open porch with access to toilet and shower facilities from the outside
- Main Hall temporarily to be used for both assembly and dining
- A counter for sale of notions, souvenirs, etc. adjacent to office space
- Bulletin boards for print and braille notices near main doorway
- Peak load of 90 people on campus although on occasions for day purposes only, as many as 225. On such occasions supplemental feeding arrangements would be necessary
- If Lodge is to be physically a separate structure from the sleeping areas, toilets to handle peak load is required as follows:

  5 water closets - girls
  3 water closets - boys
  4 urinals - boys
  3 lavatories - each boys and girls

- Provide as much open natural lighting and fenestration as possible in Dining Area
- Provide racks for handing raincoats and other outdoor clothing

- Honor's Hall to be part of, or in close proximity to, Lodge. The Library may be associated with it, will serve as a Chapel and should have seating capacity of 100
- A sizable closet for the storage of cleaning equipment

Main Hall (Dining)

- Desirable to have one, preferably two, large fireplaces in Main Hall (Dining Hall)
- Main Hall to seat 125 for meals
- Table service in the Dining Hall
- Equipment will be round tables five feet in diameter to seat eight persons
- Toilets not to open directly into dining hall
- Preferably should have hard wood floor with grease-proof covering
- Provision should be made for folding doors to divide the dining hall into smaller areas

Kitchen

- Have service area for delivery convenient to Kitchen. Loading ramp would be desirable
- Study should be made of proper compromise between sanitation requirements of finishes in the Kitchen such as quarry tile flooring, as usually specified, versus maintaining rustic character with wood flooring
- Dishwashing and other facilities in Kitchen to meet state health standards
- Dust-proof storage for dishes is desired
- Convenient to Kitchen there must be toilet, clothing storage and hand washing facilities for Kitchen staff

- Contemplate adequate food storage, both dry storage and refrigerated storage for food in the Kitchen
- Hot water requirements of 1-1/2 gallons per person per meal

Crafts Room

- Access from outside to Arts and Crafts Room
- Crafts Room should accommodate 30 students
- Work will be with natural materials, wood, leather and so forth
- Equipment will include benches, storage cabinets, simple hand tools for sawing and cutting
- A large sink area with electricity and water outlets will be needed

Honor's Hall

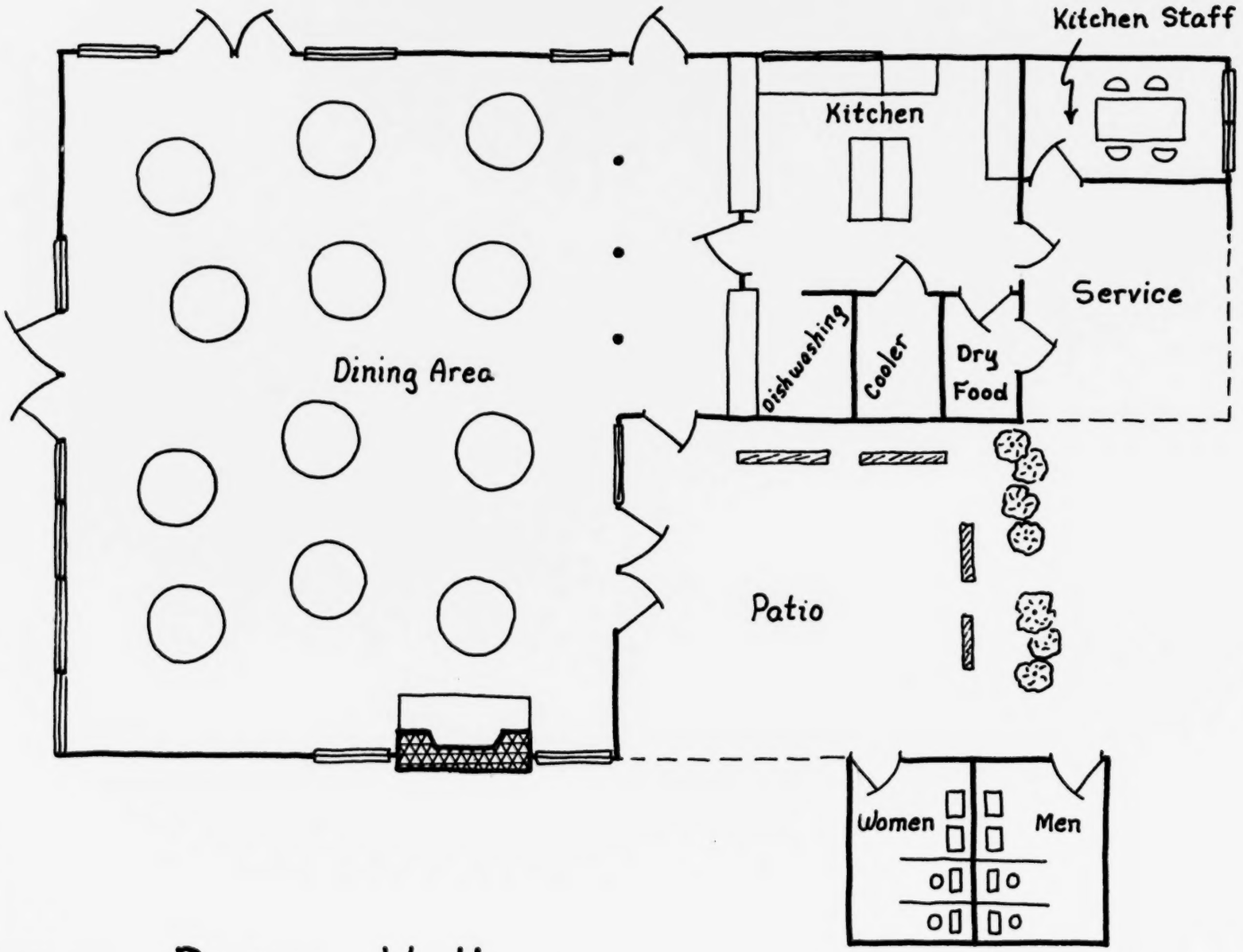
- Main Hall or dining area may temporarily service this function
- To be part of or close to Lodge
- Will serve as Chapel and should seat 100
- Platform and presentation area
- Provide for chair storage
- May serve as health office - toilet facilities
- Library associated with Honor's Hall
- Consider methods of providing means of dividing space

Library

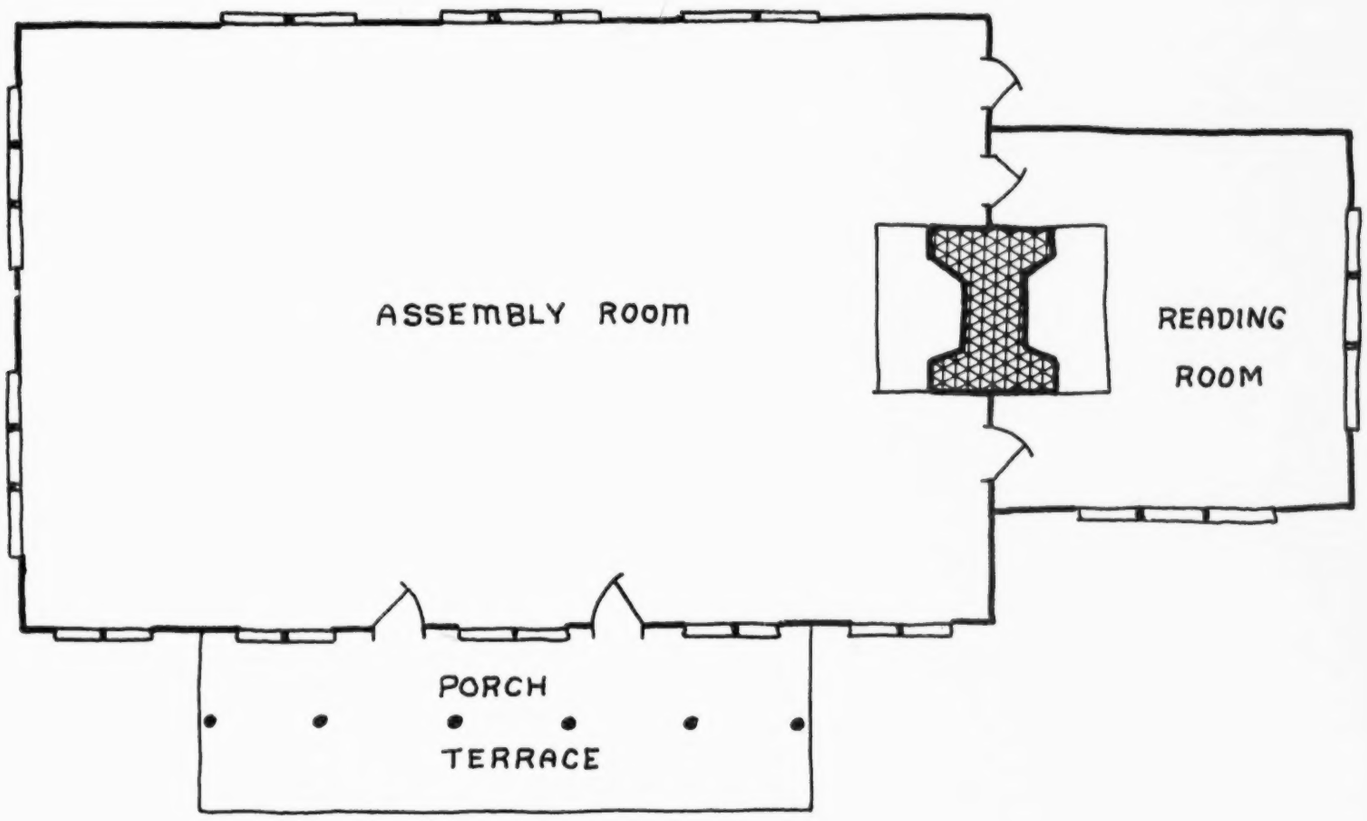
- Library either at one end of Main Hall or at one end of Honor's Hall
- Library to accommodate six to ten students and 200 lineal feet of shelf

space for braille and recorded books and storage and cabinet space for phonograph

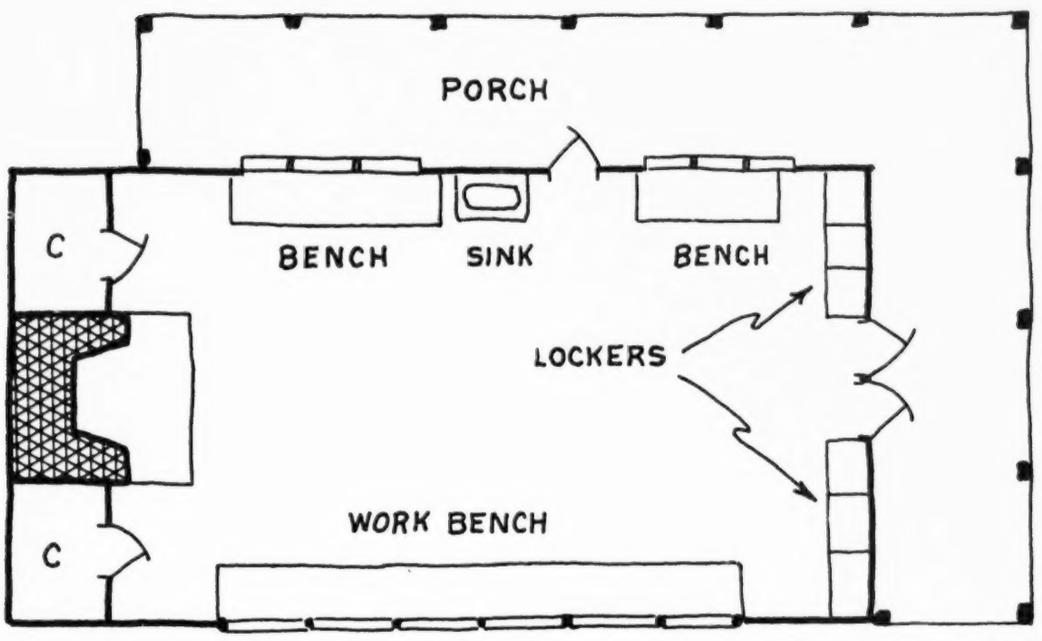
- Associated possibly with Library should be storage space for musical instruments



Summer Dining Hall



ASSEMBLY



CRAFT SHOP

CHAPTER IV

SLEEPING ACCOMMODATIONS

As a part of the Lodge, or separate from it, are to be the camp-like accommodations for students who are to remain overnight from time-to-time. Working heights must be attuned to the fact that the facility will be used by all grade levels, kindergarten through 12th grade, both boys and girls. Accommodations for students should be for approximately 30 overnight students, half boys and half girls. Associated with the sleeping or dormitory spaces for students will be sleeping accommodations for approximately 12 staff members.

Requirements for these spaces are as follows:

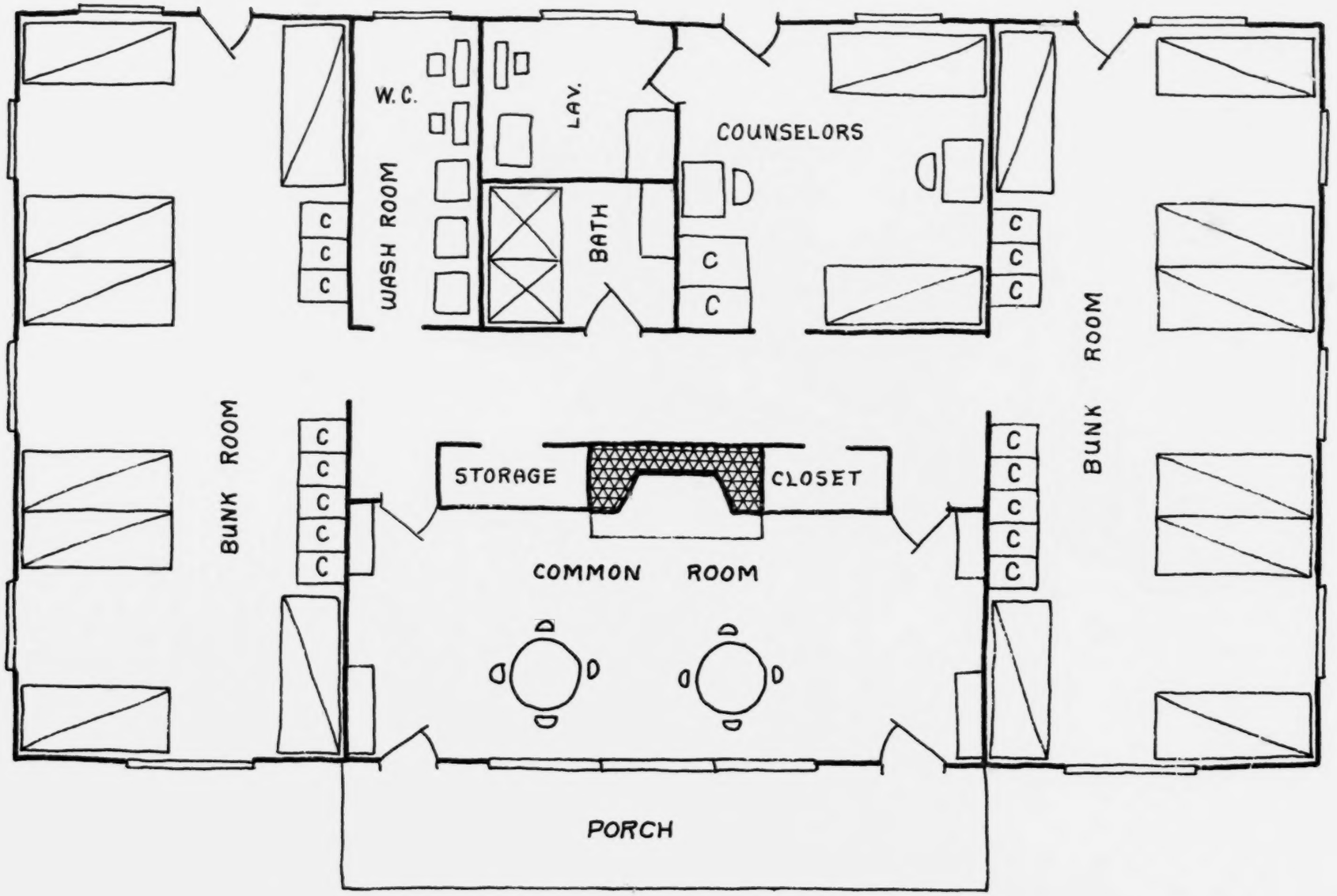
- Group-type dormitories - two for girls and two for boys to accommodate eight sleepers each, a total of 32 capacity
- Associated with each dormitory, a bedroom to accommodate three adult staff. This means four bedrooms which will accommodate a total of 12 adult staff
- Design should provide separation of dormitories and staff rooms so that half may be assigned girls and half may be assigned boys
- Toilet facilities associated with sleeping area should be as follows:

  Two bathrooms for boys each with three lavatories, two showers, three water closets, two urinals

  Two bathrooms for girls each with three lavatories, two showers, three water closets
- Provide shelving and hanging space for clothes
- Single cots or beds; no double-decked beds

- Provision should be made for adequate heating because of intended year-around use

- Particularly if rustic wood construction is used, consideration should be given to fire safety and other considerations of meeting acceptable codes



EXAMPLE OF CAMPUS SLEEPING ACCOMMODATIONS

CHAPTER V

SPECIAL LIVING QUARTERS

In addition to the overnight housing of students, quarters are requested for full-time staff and guests. The two units are the Tenant House and Guest House.

Tenant House

Special considerations for the Tenant House include:

- Location near entrance for control, but not prominent upon approaching entrance from outside
- Ranch style construction with consistent rustic theme to blend with other buildings and surroundings
- Should contain five bedrooms with other living spaces and attached garage
- A Doghouse and run and a small Garden Area should be associated with the Tenant House
- Location should be related to responsibilities of those serving as caretakers including work in maintenance and in the agricultural type of activities involving Crops and Livestock

Guest House

Details of the Guest House must be worked out in consideration of such requirements as the following:

- The feasibility and desirability of having a separate Kitchen rather than central feeding from the main Kitchen associated with the Lodge. A solution might well be a Kitchenette associated with the Guest House
- Consideration should be given to several bedrooms versus one large dormitory-type room available for flexible use

- Should have suitable bathroom facilities
- Its possible use as a health lodge should be considered. This implies a fairly flexible concept for this facility
- Location of this should be in contemplation of the possibility of one or two additional guest houses that may be added in the vicinity
- Should be located convenient to the dining area of the Lodge, between 150 to 250 feet distance
- Automobiles may be restricted from access to the Guest House, but service drives or trails of sufficient surfacing should be available to enable a car or ambulance to drive up to it
- Should not be too close to noisy areas such as the playground and recreation area

CHAPTER VI

OTHER STRUCTURES

Other structures on the campus are primarily those related to rural-farm activities and maintenance. Chief of these is the Barn with stables and storage for farm and maintenance equipment, and the Boathouse associated with the Lake. A Silo existing on the site may be adapted for some uses. This is to be studied.

The Barn

Features of the Barn will include:

- Space for stables for several horses, one or two cows, mixed livestock such as goats, pigs and chickens. A Dog Kennel will be associated with the Tenant House
- The Barn will serve as a major equipment storage area including a farm tractor with accessories, a pickup truck, a jeep, a garden tractor, other farm implements such as plow, cultivators, wagons, etc.
- Some overhead space is desirable such as a hayloft
- Main area of Barn may be used for square dance parties, etc.
- Should blend with landscape and carry through the rustic theme to match other buildings but should have the characteristic of a farm facility

CHAPTER VII

OUTDOOR AREAS AND SITE

Since the emphasis on the country campus is the provision of the out-of-door experiences not available in the city, major attention should be given to the development of out-of-door spaces and special features of the site. Bordering the entire site, there should be a chain link fence so that wandering students will be warned of the confines of the campus. The following outlines the requirements of some of the outdoor development for the campus.

Picnic Area

- Locate near Hiking Trails, Circumferential Lane and Recreation and Playground area
- Drinking fountains and toilet facilities should be nearby
- Should contain four small, low firepits that can be approached from any side (no chimney stack) and four picnic tables of various designs and textures
- Not necessarily adjacent to the Playground area

Lake

- As much water surface as possible. If engineering study of possibility of creating a Lake shows it does not meet acceptable standards, it may be necessary to consider the construction of a swimming pool
- Suitability of Lake for safe use takes into account water flow, freedom from rocks or stumps or hidden underwater obstacles, possible subjection to flood damage, freedom from sources of pollution in the draining area, absence of silt or clay or other undesirable sand and gravel

- Fresh water supply in artificial lake should be at least 500 gallons per day per person
- Usable water per swimmer is a minimum of 50 square feet of area
- Should have natural stone spillway and land peninsula for fishing from grassy slopes
- No fencing around Lake or other areas except for livestock
- Desirable for students to gain orientation around Lake by means of landmarks such as low hedges, low stone walls, definite slopes, steps, plantings, etc.
- Provide small beach area with floating divider, floating platform with diving board, possible slide, ropes swinging out over water, etc.
- Slope into water should be gradual so that students will be warned of the water without having to fence them out
- Provision to be made for storage of one canoe and one rowboat
- Related shower and locker areas to be those in the Lodge with access from the Lake
- Life preservers, swimming, fishing equipment and related accessories in connection with the Lake will be stored in the small Boathouse

Circle of Honor

- Locate near or between Lodge or Honor's Hall
- Commemorate in stone or bronze entablatures on benches, walls, etc., significant names of donors to the Country Campus, etc
- A place for formal awards, distinguished presentations
- Flagpole of State of Missouri, United States, and United Nations.
- A place for sculpture

Recreation Lawn or Playground Area

- Playground equipment on city campus not to be duplicated
- Equipment to be simple and crude such as swings made out of an automobile tire and chain
- Area should be laid out with sufficient space for playing ball, badminton, golf and so on but without elaborate poles, courts and apparatus
- Large enough to accommodate as many as 72 students
- Locate near Picnic area and near Lodge
- Consideration should be given to such land as may be used for sled and ski slopes

Trails

- Three or four-foot wide Trails with various types of material in various areas to give variety of pedi-tactual experience (cinders, cobblestones, asphalt, brick, gratings)
- Trails should meander past major points of interest including the areas left in a natural state for examination of different types of foliage, trees, plants, rocks, etc.
- In the future, stakes with braille labels at interest points and for identification of plants and trees are to be provided
- Along trails will be distance markers spaced at regular intervals for orientation and clues for the identification of noises such as the rustling of dry pods on certain types of trees
- Construct a variety of natural type and man-made crossings to provide variety of experiences of Trails passing over obstacles, including a swinging bridge, a stile, a trail past the spillway of the dam, etc.

Council Circle

- Separate from Amphitheatre with rough log seats and benches in complete circle

- Space for large bonfire
- Locate near what can be developed as a camp-out area

Amphitheatre

- Open Amphitheatre preferably in natural ground contours forming a bowl in a semi-circle or one-third circle of rough log seats
- Seating to be divided into three sections with two aisles running between sections
- Electrical outlets should be available for use of projection equipment
- Seating capacity for 125 for such activities as assemblies, concerts and other presentations
- Orientation such as to prevent distraction of sightlines to performing area

Orchard

There are already some fruit trees in a small orchard area. It would be desirable to plan an Orchard independently of this, if necessary, in order to provide a variety of dwarf trees, pears, plums, cherries, apples, etc., for educational purposes. This could be located on a hillside.

Garden

- Not too large nor too formal since it is to be used by students for educational experiences and care for it will be complicated
- Planter type of raised beds are desirable so as to bring plants closer to the touch of blind children
- Stone or redwood benches should be available with the possibility of a fountain or sundial in the middle of the Garden

- Plants should have a distinguishing fragrance and/or touch or taste and should be able to be marked for identification by blind children

- A small greenhouse may be attached to Tenant House rather than built separately

- Desirable to have Garden located in close proximity to the Lodge and the Honor's Hall or Chapel

Crops and Pasture

- Entire grounds can be fenced with regular fence, barbed wire fence or split log fence

- There should be some Crop Areas to plant small sample patches of such items as corn, watermelons and vegetables

- Berry patches and grapevines should be available in addition to fruit crops of the Orchard

- Open land for Pasture should be planned for horses and livestock, of sufficient size to be enough for riding horses

- A Crop Area should be provided for student garden plots for experience of student in growing vegetables or for the provision of vegetables and plants to show students

CHAPTER VIII

SERVICES AND MAINTENANCE

Among the special services to be considered are water supply, utilities, sewage disposal and roads. Some of the requirements of importance are outlined in the remainder of this section.

Water Supply

- Sufficient supply for maximum use at peak load
- Drilled well preferable
- Gravity feed preferable
- Forty-eight hours storage supply (80 gallons per person per day with swimming pool, showers, and flush toilets, etc.)
- Fifty gallons per person per day with showers, flush toilets, etc.
- Ten gallons per minute flow for fire fighting lines (if used)

Utilities

- Electric lines as unobtrusive as possible
- Bury electric lines where possible
- Telephone accessible for emergency calls
- Gas tank (if used) buried or hidden by plantings

Roads

- Minimum road system into the camp
- Adequate parking area in central area

- Road system through the camp of service road type only

CHAPTER IX

APPROXIMATE NET SQUARE FEET OF FLOOR AREA OF REQUIRED BUILDINGS

LODGE		Square feet
Main Hall - including separate Dining Areas		2,000
Kitchen & storage		600
Library & storage		250
Crafts Room		1,800
Administrative		
2 offices at 150 sq. ft.		
General office at 200 sq. ft.		
Storage and records at 100 sq. ft.		600
	TOTAL	5,250

SLEEPING		
4 dormitory rooms (8 students each) at 350 sq. ft.		1,400
4 staff rooms (3 staff each) at 175 sq. ft.		700
	TOTAL	2,100

HONOR'S HALL		
Seating for 100 (with divisible areas of 200 to 400 sq. ft.)		1,200
Platform & presentation area		400
Chair storage		400
Health office (including toilet)		150
	TOTAL	2,150

TENANT HOUSE		Square feet
5 Bedrooms		750
Dining room		200
Kitchen		120
Baths, 2-1/2		200
Living room		260
Closets, storage, utility room, foyers, etc.		(as needed)
Garage (2 car)		400
	TOTAL	1,930

GUEST HOUSE		
Lounge		220
Sleeping		600
Toilets		150
Kitchenette		100
	TOTAL	1,070

BARN	
Space for maintenance, farm equipment storage, stables, feed storage, work shop, garage, garbage disposal, incinerator and hayloft	3,000

BOATHOUSE	
Storage of rowboat and canoe	400